



**EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT  
SIGN APPLICATION**

DATE: 6-29-17

**Business**

Name: Eis Hay Sales  
 Address: 6902 Juniper Dr.  
Colorado Springs CO  
80908  
 Zone: RR 5  
 Legal Description: \_\_\_\_\_  
Lot 1 Taylor  
Sub Division

**Type of Sign**

Illuminated: \_\_\_\_\_  
 Non-Illuminated: X  
 Valuation: \_\_\_\_\_

Storefront Length &/or  
 Width: \_\_\_\_\_

Proposed Sign Sq. Ft. 24

Existing Sign Sq. Ft. 0

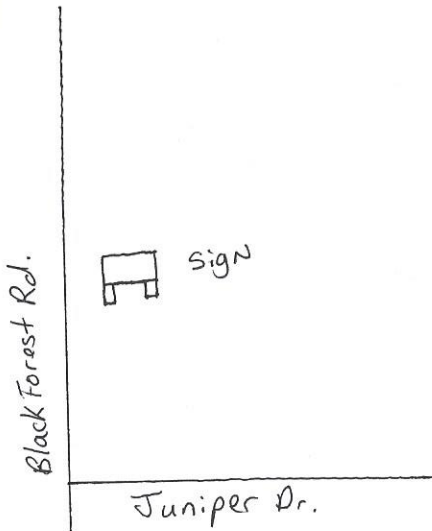
Total Sign Sq. Ft. 24

**Contractor Information**

Name: N/A  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Type of License: \_\_\_\_\_  
 Contractor ID#: \_\_\_\_\_

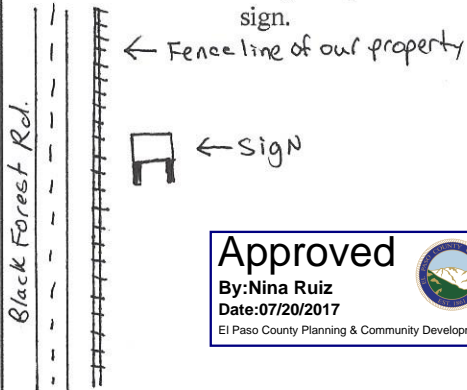
**Vicinity Map**

Tax Schedule # 5217004001  
 Please show major intersections.



**Elevation Drawing**

Indicate storefront length & placement of sign.

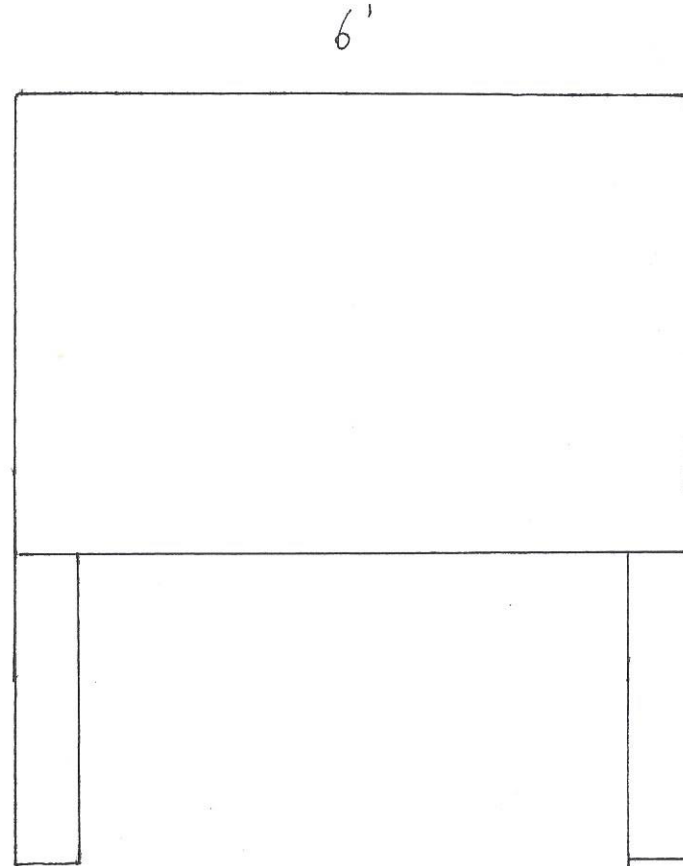


**Approved**  
 By: Nina Ruiz  
 Date: 07/20/2017  
 El Paso County Planning & Community Development



**Sign Plan**

(Please indicate dimensions and sign copy) \*Copy Included



**For Planning & Community Development Use Only**

Approved Date: \_\_\_\_\_ Resubmittal? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Denied Date: \_\_\_\_\_  
 Comments: \_\_\_\_\_

20 sq ft is allowed for this type of a sign. Based upon the drawings, if the smallest available area were measured, the sign would be under the 20 sq ft.

Fee of \$262.00 must accompany this Application. Additional signs at time of first Application are \$125.00. Make checks payable to El Paso County.



# EL PASO COUNTY

COMMISSIONERS:  
AMY LATHEN (CHAIR)  
DENNIS HIRBY (VICECHAIR)



SALLIE CLARK  
DARRYL GLENN  
PEGGY LITTLETON

DEVELOPMENT SERVICES DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 16, 2016

Earl M. and Nicole R. Eisler  
6902 Juniper Road  
Colorado Springs, CO 80908

RE: Administrative Special Use – Rural Home Occupation – Hay Sales (AL-16-006)

A request was submitted to Development Services for approval of an administrative special use for a rural home occupation to conduct hay sales within a 2,174 square foot barn located on an 18.13 acre parcel identified as Parcel No. 52170-04-001 within the RR-5 (Residential Rural) zoning district.

The Growth and Land Use Policy 1.8 of the Black Forest Preservation Plan (1988) recommends the allowance of "low impact uses" in areas designated rural residential through the special use process. As identified in the request, the storage of hay will occur within the existing barn and a small area adjacent to the barn. Per the special use site plan, the storage and sale of hay will be conducted primarily from and the immediate area surrounding the existing 2,174 square foot barn.

Based on a review of the special use site plan and comparison of available aerial imagery, the total area of the barn, outdoor storage, parking, and loading area associated with the sale of hay on the property is approximately 5,000 square feet. Approximately 0.60 % of the 18.13 acre property would be designated for the activity of the sale and storage of hay.

For the reasons set forth above, it is determined that the standards of a rural home occupation have been met. Additionally, the following special use findings are hereby made:

- The special use is consistent with the applicable Master Plan;
- The special use is consistent with the intent and purposes of the zoning district where the use is proposed to be located or conforms to the approved development plan;
- The special use will be in harmony with the character of the neighborhood, and compatible with the existing and allowable land uses in the surrounding area;
- The special use will not result in an over-intensive use of land;
- The impact of the special use does not overburden or exceed the capacity of public facilities and services or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;
- The special use will not create undue traffic congestion or traffic hazards in the surrounding area, and has adequate legal access;
- The special use will not cause significant air, water, light, or noise pollution;
- The special use will not be otherwise detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

WWW.ELPASOCO.COM

# HAY FOR SALE

*Quality Horse Hay*  
*Small Squares. 3x3's. Round Bales.*

**North Park Timothy  
Brome Grass & Alfalfa**

